

ORDINANCE NO. 20110113-060

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 875 ACRES OF LAND GENERALLY KNOWN AS THE HERITAGE HILLS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON SEVEN TRACTS OF LAND.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended:

- i) to add a neighborhood plan (NP) combining district to each base zoning district within the property comprised of approximately 875 acres of land (the "Property"), and,
- ii) to change the base zoning districts within the Property on seven tracts of land identified in the attached Exhibit "A" (*the Tract Map*),

as described in Zoning Case No. C14-2010-0160, on file at the Planning and Development Review Department and generally known as the Heritage Hills neighborhood plan combining district, locally known as the area bounded by East Rundberg Lane on the north, IH-35 on the west, East Anderson Lane/U.S. Highway 183 on the south and Cameron Road on the east, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

PART 2. Except as otherwise specifically provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 3. The base zoning districts for the seven tracts of land are changed from rural residence-conditional overlay (RR-CO) combining district, family residence (SF-3) district, multifamily residence limited density-conditional overlay (MF-1-CO) combining district, and community commercial (GR) district, to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, mobile home residence-neighborhood plan (MH-NP) combining district, community commercial-mixed use-vertical mixed use building-neighborhood plan (GR-MU-V-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

| Tract # | TCAD Prop ID | COA Address | FROM | TO |
|---------|---------------------------------------|--------------------------------------|------|------------|
| 101 | 243464 | 9204 NORTH PLAZA | GR | MF-3-NP |
| | 243466 | 9200 NORTH PLAZA | | |
| 102 | 243473 | E 1007 RUNDBERG LN | GR | GR-MU-V-NP |
| | | 1014.5 E RUNDBERG LN | | |
| | | 1039.5 E RUNDBERG LN | | |
| 103 | 243475 | 9125 NORTH PLAZA | GR | MF-3-NP |
| | | 9120.5 MIDDLE FISKVILLE CEMETERY RD. | | |
| | 243477 | 9121 NORTH PLAZA | | |
| 104 | 240609 through 240649 (41 properties) | 9009 NORTH PLAZA 101 through 141 | GR | SF-6-NP |
| | 240651 | 8942 NORTH PLAZA 42 | | |
| | 240652 | 8940 NORTH PLAZA 43 | | |
| | 240653 | 8938 NORTH PLAZA 44 | | |
| | 240654 | 8936 NORTH PLAZA 45 | | |
| | 240655 | 8934 NORTH PLAZA 46 | | |
| | 240656 | 8932 NORTH PLAZA 47 | | |
| | 240657 | 8932 NORTH PLAZA 48 | | |
| | 240658 | 8928 NORTH PLAZA 49 | | |
| | 240659 | 8926 NORTH PLAZA 50 | | |
| | 240660 | 8921 NORTH PLAZA 51 | | |
| | 240661 | 8919 NORTH PLAZA 52 | | |
| | 240662 | 8917 NORTH PLAZA 53 | | |
| | 240663 | 8913 NORTH PLAZA 54 | | |
| | 240664 | 8911 NORTH PLAZA 55 | | |
| | 240665 | 8909 NORTH PLAZA 56 | | |
| | 240666 | 8907 NORTH PLAZA 57 | | |
| | 240667 | 8905 NORTH PLAZA 58 | | |
| | 240668 | 8903 NORTH PLAZA 59 | | |
| | 240669 | 8901 NORTH PLAZA 60 | | |
| | 240670 | 8924 NORTH PLAZA 61 | | |
| | 240671 | 8920 NORTH PLAZA 62 | | |
| | 240672 | 8918 NORTH PLAZA 63 | | |
| | 240673 | 8914 NORTH PLAZA 64 | | |
| | 240674 | 8904 NORTH PLAZA 65 | | |
| | 240675 | 8902 NORTH PLAZA 66 | | |
| | 240676 | 8900 NORTH PLAZA 67 | | |
| | 240677 | 8923 NORTH PLAZA 68 | | |
| | 240678 | 8925 NORTH PLAZA 69 | | |
| | 240679 | 9009 NORTH PLAZA 70 | | |
| | 240680 | 8922 NORTH PLAZA 71 | | |
| | 240681 | 8837 NORTH PLAZA 72 | | |
| | 240682 | 8835 NORTH PLAZA 73 | | |

| Tract # | TCAD Prop ID | COA Address | FROM | TO |
|----------------|--------------|--|--------------------|----------|
| 105 | 546845 | E 1401 RUNDBERG LN | SF-3 | MH-NP |
| | | E 1345.5 RUNDBERG LN | | |
| | | E 1403.5 RUNDBERG LN | | |
| | | E 1413.5 RUNDBERG LN | | |
| | | E 1417.5 RUNDBERG LN | | |
| 106 | 239727 | 829 PARK PLAZA | GR | GR-MU-NP |
| | 239728 | LOT 4-A COURTLANDT PLACE SEC III-A RESUB OF LOT 4 | | |
| | | 905 PARK PLAZA | | |
| | | 913 PARK PLAZA | | |
| | 239729 | LOT 4-B COURTLANDT PLACE SEC III-A RESUB OF LOT 4 | | |
| | | 917 PARK PLAZA | | |
| | | 909 PARK PLAZA | | |
| | 239730 | 915 PARK PLAZA | | |
| | 239731 | 919 PARK PLAZA | | |
| | 239732 | LOT 4-E COURTLANDT PLACE SEC III-A RESUB OF LOT 4 | | |
| 933 PARK PLAZA | | | | |
| 107 | 769489 | .530AC OF LOT 1 BLK A WINDCREST PARKSIDE SUBD | RR-CO; MF- 1-CO | P-NP |
| | 769488 | ABS 789 SUR 57 WALLACE J P ACR 1.926 | | |
| | | 1112 HERMITAGE DR | | |
| | | 1112.5 HERMITAGE DR | | |

PART 4. The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

- A. The minimum lot area is 2,500 square feet.
- B. The minimum lot width is 25 feet.
- C. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

PART 5. Mobile food establishments regulations apply within the boundaries of the NP as set forth in Section 25-2-812 of the Code.

PART 6. Front or side yard parking restrictions apply to all residential uses within the boundaries of the NP as set forth in Sections 12-5-29 and Section 25-2-1406 of the Code.

PART 7. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

- A. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
- B. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
- C. Front porch setback applies as set forth in Section 25-2-1602.

PART 8. The following applies to property identified as Areas C, D, E, and F within the Heritage Hills neighborhood plan as shown on Exhibit "C" (*the Special Uses Area Map*) and further described in the chart included in this Part.

- A. Areas C, D, and E may be developed as a residential infill special use as set forth in Sections 25-2-1521 through 25-2-1539 and Sections 25-2-1561 through 25-2-1569 of the Code.
- B. Area F may be developed as an urban center use as set forth in Sections 25-2-1521 through 25-2-1569 of the Code.

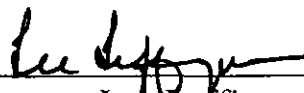
| Tract # | TCAD Prop ID | COA Address |
|---------|---|------------------------|
| C | 240607 | 8805 NORTH PLAZA |
| | 362042 | 1088 PARK PLAZA |
| D | 769480 (portion) 11.878 acres out of W. Wilkes Survey 29, Abstract 815, AND J.P. Wallace Survey 57, Abstract 787 | 8301 FURNESS DR |
| E | 238321 | 1000 RUTHERFORD LN |
| F | 771915 | 1010 NORWOOD PARK BLVD |
| | | 1030 NORWOOD PARK BLVD |
| | | 1040 NORWOOD PARK BLVD |
| | 771916 | 1030 RUTHERFORD LN 3 |
| | 546662 | 1017 RUTHERFORD LN |
| | 546660 | 1030 NORWOOD PARK BLVD |
| | 772114 | 918 NORWOOD PARK BLVD |
| | 772115 | 916 NORWOOD PARK BLVD |

PART 9. This ordinance takes effect on January 24, 2011.

PASSED AND APPROVED

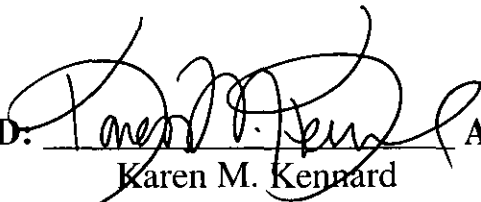
January 13, 2011

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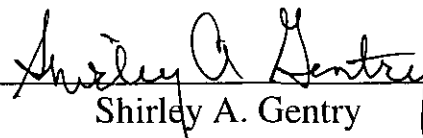
Lee Leffingwell
Mayor

APPROVED:



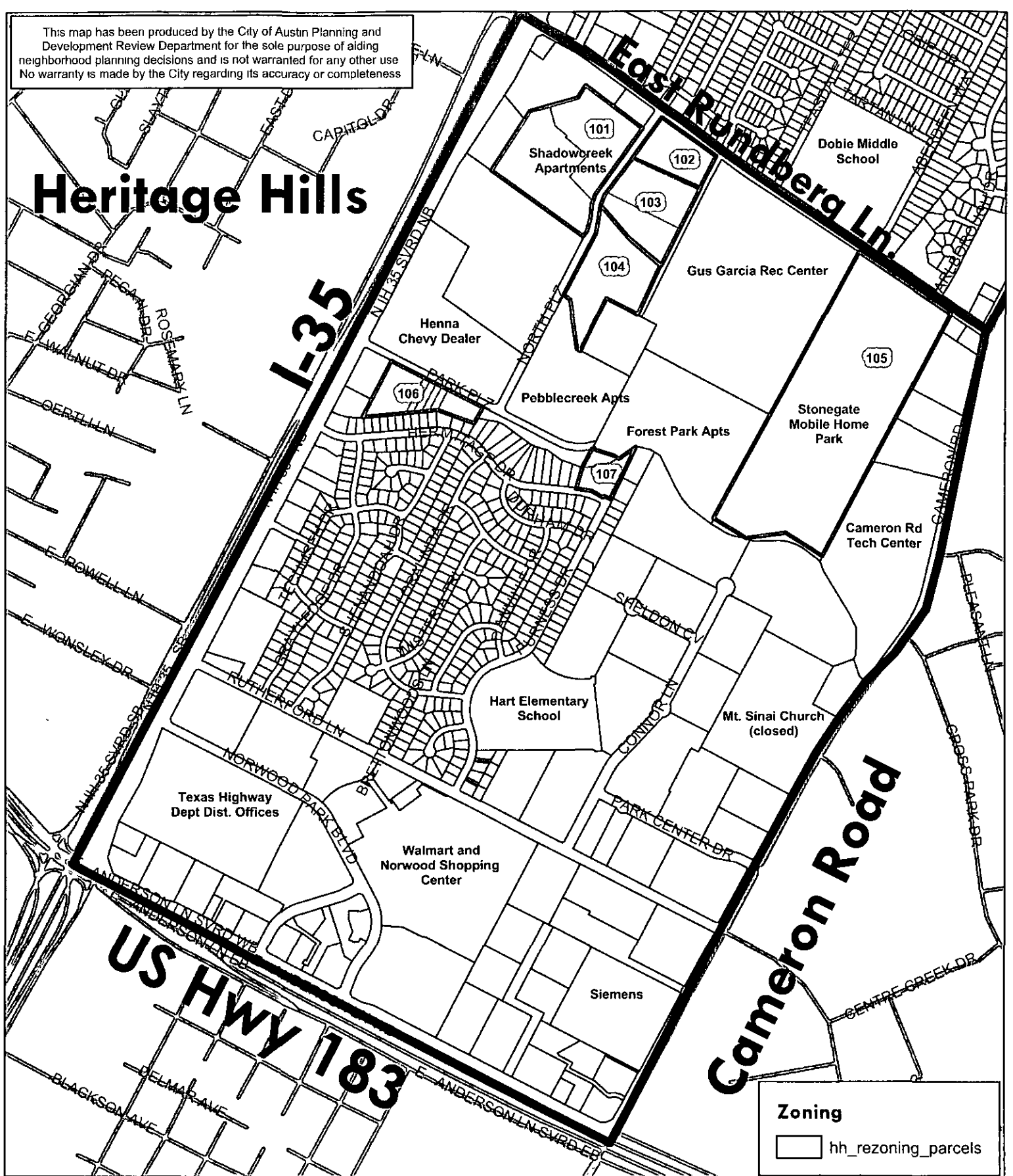
Karen M. Kennard
Acting City Attorney

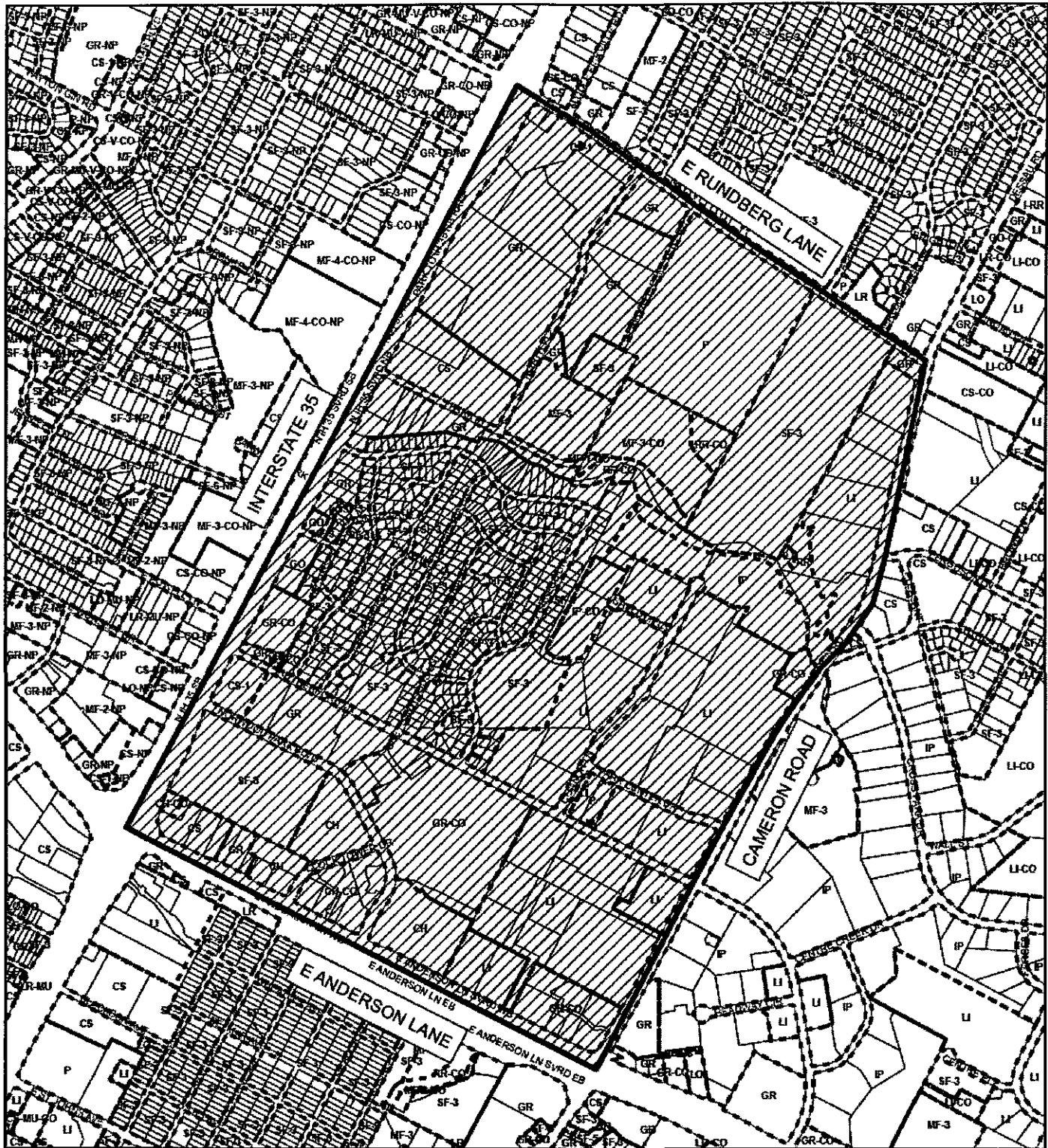
ATTEST:



Shirley A. Gentry
City Clerk

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ZONING

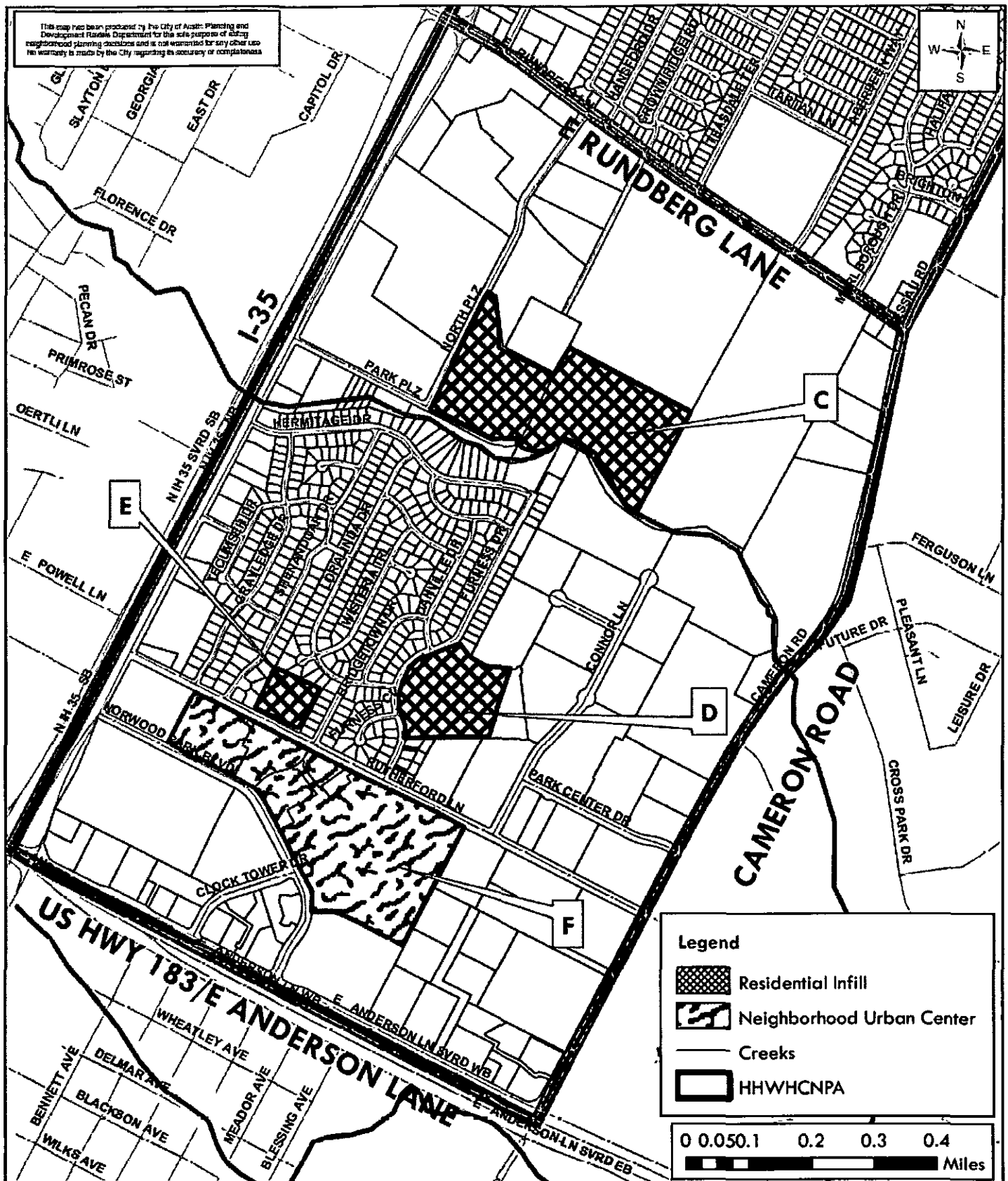
ZONING CASE#: C14-2010-0160
 LOCATION: HERITAGE HILLS NEIGHBORHOOD
 PLANNING AREA
 SUBJECT AREA: 875 ACRES
 GRID: L28-L30 & M28-M30
 MANAGER: JOI HARDEN



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 1200'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Heritage Hills Neighborhood Planning Area Special Use Infill Tracts

Created 11/5/10